

III.A.1

MEMO TO: City Council

FROM: Rosemarie Ives, Mayor

QUASI-JUDICIAL

DATE: July 19, 2005

SUBJECT: PERRIGO PARK PRE-ANNEXATION ZONING

I. RECOMMENDED ACTION

Hold the first of two public hearings required for pre-annexation zoning.

II. DEPARTMENT CONTACT PERSONS

Roberta Lewandowski, Director, Planning and Community Development, 425-556-2447

Rob Odle, Planning Policy Manager, 425-556-2417

Dianna Broadie, Senior Planner, 425-556-2414

III. DESCRIPTION/BACKGROUND

The City acquired land for park purposes adjacent to the City boundary but outside of the Urban Growth boundary. The City later filed a request, and the County Council approved the change to incorporate Perrigo Park into the Urban Growth Boundary.

This proposed zoning action will enable annexation with specific zoning. Prior to annexation, cities can establish pre-annexation zoning, as allowed by RCW 35A.14.330 and .340. This involves two public hearings held by the City Council at least 30 days apart. This is the first of such public hearings.

The proposed zone, Urban Recreation, allows the maximum flexibility for a variety of park uses. It is also most consistent with adjacent rural uses. Therefore, the recommended zoning is Urban Recreation. (See RCDG 20C.20.15-020 for a description of allowed uses.)

IV. IMPACT

A. **Service Delivery:** The proposed zoning allows the maximum flexibility for parks service delivery.

B. **Fiscal:** None

V. ALTERNATIVES TO STAFF RECOMMENDATION

A. Do not zone the property prior to annexation. The zoning will default to RA-5. This allows park use, but is more restrictive about the uses that can occur within a park.

VI. TIME CONSTRAINTS

None.

VII. LIST OF ATTACHMENTS

Attachment A: Map with Proposed Zoning

Attachment B: RCDG 20C.20.15-020

/s/

Roberta Lewandowski, Planning Director

7/7/05

Date

Approved for Council Agenda: /s/

Rosemarie Ives, Mayor

7/7/05

Date

ATTACHMENT A



Legend

- Urban Growth Boundary
- City Limit
- UIR Zoning

Perrigo Park
Proposed Pre-Annexation Zoning

20C.20 Agriculture and Urban Recreation**20C.20.10 Agriculture and Urban Recreation Zones.**

20C.20.10-010 Purpose – Urban Recreation.

20C.20.10-020 Purpose – Agriculture.

20C.20.15 Allowed Uses in the Agriculture and Urban Recreation Zones.

20C.20.15-010 Purpose.

20C.20.15-020 Allowed Uses.

20C.20.15-030 Land Uses Chart.

20C.20.15-040 Accessory Uses.

20C.20.20 Site Requirements.

20C.20.20-010 Purpose.

20C.20.20-020 Compliance with the Site Requirements Chart Required.

20C.20.20-030 Site Requirements Chart.

20C.20.20-040 Location of Structures.

20C.20.20-050 Bonus for Transferring Residential Densities Outside the Urban Recreation Zone.

20C.20.25 Special Use Regulations.

20C.20.25-010 Special Use Standards for Recreational Uses.

20C.20.25-020 Agricultural Practices Notice.

20C.20.25-030 Livestock Restrictions.

20C.20.25-040 Standards for Wildlife Shelters, Refuges, and Wetland, Stream, and Wildlife Mitigation Sites.

20C.20.10 Agriculture and Urban Recreation Zones.**20C.20.10-010 Purpose – Urban Recreation.**

- (1) The Urban Recreation zoning district is applied to areas with significant levels of environmental hazards or natural resources, where the area has not been previously designated for uses that require large areas of impervious surfaces or buildings with the potential to be damaged by natural hazards unless the buildings are needed by traditional uses of the Northern Sammamish Valley, and the City does not have adequate plans to serve the area with transportation facilities, water facilities, or sewer facilities.
- (2) The area should be used for recreational, open space, or resource uses which do not require extensive fills, large areas of impervious surfaces, or place high demands on the transportation, water, or sewer systems. (Ord. 2105; Ord. 1917)

20C.20.10-020 Purpose – Agriculture.

The purposes of the Agriculture zone are to provide for the protection and preservation of agricultural lands, to encourage continued agricultural uses and industries, and to allow uses compatible with the purpose of protecting agricultural lands and agricultural uses. The Agriculture zone also contains standards to conserve agricultural soils and to protect the environment by allowing for aquifer recharge, to reduce potential damage from natural hazards, such as flooding, and to ensure agricultural operations with a potential for adverse impacts are well managed. (Ord. 2105)

20C.20.15 Allowed Uses in the Agriculture and Urban Recreation Zones.**20C.20.15-010 Purpose.**

The purpose of the Agriculture and Urban Recreation Zone Land Uses Chart is to list the uses allowed in the zone and some of the major provisions that apply to those uses. These uses were selected on the basis that they would generally not be adversely affected by natural hazards and would have minimal impact on the natural resources of the valley, especially agricultural soils not used for nonagricultural urban uses, and would not place high demands on transportation, water, or sewer systems. (Ord. 2105; Ord. 1917)

20C.20.15-020 Allowed Uses.

- (1) The Agriculture and Urban Recreation Zone Land Uses Chart, RCDG 20C.20.15-030, lists the permitted uses and those uses that require approval through a conditional review process before they can be undertaken. Uses that are not listed are prohibited unless otherwise allowed in the Agriculture or Urban Recreation zone by this chapter or some other provision of the Community Development Guide. The uses shall also comply with the requirements listed in any footnotes and the other applicable requirements of the Community Development Guide.
- (2) The symbols used in the Agriculture and Urban Recreation Zone Land Uses Chart, RCDG 20C.20.15-030, shall mean the following:
 - P – Permitted use.
 - G – Allowed conditional use, a general development permit (GDP) is required before undertaking the use.
 - S – Allowed conditional use, a special development permit (SDP) is required before undertaking the use.

- (3) Procedural requirements including those related to the general and special development permit processes are described in RCDG Title 20F, or its successors, of the Redmond Community Development Guide.
- (4) The Agriculture and Urban Recreation Zone Land Uses Chart, RCDG 20C.20.15-030, references other sections of the Community Development Guide. These references direct the reader to sections that contain regulations that apply directly to the use. The references just include those that most directly affect the use. Other regulations also apply.
- (5) The definitions of some land uses may be found in Chapter 20A.20 RCDG, Definitions.
- (6) Unclassified Uses are provided for in RCDG 20D.170.65, Unclassified Uses.
- (7) Recreation uses which require a general development permit or special development permit and accessory restaurants shall comply with RCDG 20C.20.25-010, Special Use Standards for Recreational Uses. (Ord. 2105; Ord. 1917)

20C.20.15-030 Land Uses Chart.**Agriculture and Urban Recreation Zones Permitted Land Use Chart**

Land Use	Zoning Districts	
	A	UR
Recreation		
Public Parks and Open Space		P
Play Fields, Ball Fields, Country Clubs, Golf Courses, and Golf Driving Ranges not included in a Public Park		C
Recreational Trails for non-motorized uses that do not include on-site parking	P	P
Recreational Trails that include on-site parking and support uses		P
Private Parks, Open Space, and Gardens. These uses shall be primarily used for non-motorized recreation.		C
Private Outdoor Recreation Areas and Private Outdoor Leisure Activities conducted primarily outside enclosed buildings or structures and primarily used for non-motorized recreation. Amusement Parks shall be prohibited.		C
Sit Down Restaurants accessory to any recreation or agriculture use listed in RCDG 20C.20.15-030, Agriculture and Urban Recreation Zones Land Uses Chart. Fast Food Restaurants and Restaurants with drive-through windows are prohibited.		C
Stables, Horse Boarding, and Equestrian Riding Schools	P	S
Residences and Related Uses		
Single-Family Detached Residences occupied by those engaged in agriculture on the property or operating a stable on the property	P	P
Accessory Living Quarters ¹	P	P
Bed and Breakfasts ²	S	S
Bed and Breakfast Inns ³		C
Home Businesses/Family Day Care Providers ⁴	P/S	P/S
P = Permitted Use; S = Special Use; C = Conditional Use		

Agriculture and Urban Recreation Zones Permitted Land Use Chart—(Continued)

Land Use	Zoning Districts	
	A	UR
Resource Uses		
Growing and Harvesting Agricultural Crops and Forest Products	P	P
Commercial Green Houses where the total impervious surfaces do not exceed five percent	P	P
Commercial Green Houses where the total impervious surfaces exceed five percent	P	P
Horticulture, Plant Nurseries, Arboretums, and Pea Patches	P	P
Arboretums	C	P
Raising or Boarding Livestock and Small Farm Animals, and Beekeeping (Kennels and Feed Lots shall not be allowed in the Agriculture zone or Urban Recreation zone) ⁵	S	S
Road Side Produce Stands selling products grown or processed on the property	P	P
Road Side Produce Stands other than those listed above	C	C
Utility Facilities		
Local Utilities	P	P
Regional Utilities	C	C
Other		
Large Satellite Dishes and Amateur Radio Antennas accessory to another use ⁶	S	S
Wireless Communication Facilities ⁶		S
Water Extraction Wells	P	P
Wildlife Shelters and Refuges	S ⁷	P
On-site Wetland, Stream, and Wildlife Mitigation Areas	S ^{7,8}	S ⁸
Off-site Wetland, Stream, and Wildlife Mitigation Areas	S ⁷	S
P = Permitted Use; S = Special Use; C = Conditional Use		

Notes:

¹ One accessory dwelling unit is allowed for each allowed housing unit. The accessory dwelling unit shall comply with RCDG 20C.30.35, Accessory Dwelling Units.

² See RCDG 20C.30.45, Bed and Breakfasts/Bed and Breakfast Inns.

³ See RCDG 20C.30.45, Bed and Breakfasts/Bed and Breakfast Inns.

⁴ See RCDG 20C.30.60, Home Business.

⁵ See RCDG 20C.20.25-030, Livestock Restrictions.

⁶ See RCDG 20D.170.45, Telecommunications Facilities.

⁷ See RCDG 20C.20.25-040, Standards for Wildlife Shelters, Refuges, and Wetland, Stream, and Wildlife Mitigation Sites.

⁸ On-site mitigation means that the mitigation is needed to lessen the impacts of uses or developments located on the same parcel of land as the mitigation site or on a contiguous parcel of land and the use or development is located in the same zone as the mitigation site.

(Ord. 2105; Ord. 2102; Ord. 1930; Ord. 1917)

20C.20.15-040 Accessory Uses.

- (1) Accessory uses shall be permitted in conjunction with an allowed use. Accessory uses may include, but are not limited to, equipment storage, parking (unless excluded by the use listed in RCDG 20C.20.15-030, Agriculture and Urban Recreation Zones Land Uses Chart), out buildings and fences.
- (2) Accessory uses shall either: (a) constitute only an incidental or insubstantial part of the total activity that takes place on the lot and not change the character of the use of the lot or (b) be commonly associated with the principal use on the lot and integrally related to it. Accessory uses shall meet the requirements of this chapter and all related requirements found in the Community Development Guide. The primary allowed use shall be main-

tained during the time any accessory use is maintained. (Ord. 2105; Ord. 1917)

20C.20.20 Site Requirements.**20C.20.20-010 Purpose.**

The purpose of the Site Requirements Chart is to list the basic site design requirements for this zone to protect the public health, safety, and welfare. (Ord. 2105; Ord. 1917)

20C.20.20-020 Compliance with the Site Requirements Chart Required.

All uses and structures in the Agriculture or Urban Recreation zones shall comply with the applicable requirements of the Site Requirements Chart, RCDG 20C.20.20-030. (Ord. 2105; Ord. 1917)

20C.20.20-030 Site Requirements Chart.**Agriculture and Urban Recreation Site Requirements Chart**

Site Requirement	Zoning Districts	
	A	UR
Maximum Number of Dwelling Units per Acre ¹	0.10	0.10
Minimum Lot Area per Dwelling Unit in Acres ¹	10	10
Minimum Lot Area in Acres	5 ²	NA
Minimum Building Site Circle (diameter in feet)	100'	100'
Minimum Lot Frontage (in feet)	300'	300'
Minimum Building Front and All Setbacks on Streets (in feet)	30'	30'
Minimum Building Rear Setbacks (in feet)	40'	40'
Minimum Building Side Setbacks (in feet for each side)	40'	40'
Minimum Waterfront Building Setbacks – Sammamish River (in feet)	200'	150'
Minimum Building Separation (in feet). Does not apply to accessory structures on the same lot as the primary structure.	20'	20'
Total Impervious Surface (percent of lot area)	5% ³	10%
Maximum Height (in feet) ⁴	45'	35'
Maximum Height within Shoreline Management Act Jurisdiction (in feet)	30'	30'

Notes:

¹Limited to single-family detached residences occupied by those engaged in agriculture on the property or operating a stable on the property and accessory dwellings. The density and minimum lot area per dwelling shall not apply to accessory dwellings.

²Lots smaller than 10 acres shall not be occupied by a dwelling unit or include a residence.

³Within the Agriculture zone, temporary shelter for soil-dependent cultivation of horticultural or viticulture crops or erosion control during construction or planting shall not be considered a structure or impervious surface for the purposes of